



**ARCHITECTURAL REVIEW COMMITTEE  
AGENDA  
February 24, 2016  
4:30 p.m.**

1. Call to order
2. Approve minutes of August 6, 2015
3. Review of proposed Cub Foods Exterior Remodel
4. Other Business
5. Next regular scheduled meeting is March 3, 2016
6. Adjournment

## **ARCHITECTURAL REVIEW COMMISSION MINUTES**

**August 6, 2015**

The Architectural Review Commission (ARC) meeting was called to order at 7:30 a.m. by Chair Donnay.

COMMISSIONERS PRESENT: Chair Kevin Donnay, Commissioners Bob Ryan, Gary Handlos and Council Liaison Mark Cross

COMMISSIONERS ABSENT: None

STAFF PRESENT: CD Director Doty and Building Official Bob Baumann

OTHERS PRESENT: Jesse Hopkins and Jamie Bieser

### **APPROVAL OF MINUTES**

**MOTION** made by Commissioner Ryan, seconded by Commissioner Handlos to approve the July 2, 2015 meeting minutes. Motion carried unanimously.

### **Review of Exterior Materials for Avantech**

Chair Donnay stated the packet was well put together. He asked CD Director Doty to explain the proposed Avantech project. CD Director Doty stated that the City is in the process of selling the property to the applicant. In a previous meeting the Architectural Commission reviewed the Tier Map and determined the map should stay the same for this property. However, the City Council approved the Architectural Tier Map amendment to Tier 1 for the property. The applicant is now asking for review of the exterior materials for the proposed building. The applicant meets the required materials on all sides less the North wall of the building. CD Director Doty directed the Commission to the future expansion area, this area has exposed fasteners that staff cannot approve administratively, it would need to be approved under "other materials". Building Official Baumann agreed and added the shadow wall would need to be considered as well on the North wall. Building Official Baumann reviewed staff's review of the proposed project. Articulation is met on all sides, no accessory structures, colors are cohesive, the roof is compliant and the building is similar to those surrounding the proposed building. CD Director Doty stated that the applicant is requesting this type of panel/fastener being there is a future expansion planned, however the City can't guarantee the expansion will take place. CD Director Doty stated that maybe the applicant will be able to further explain the time frame for the future addition. Chair Donnay asked if there were any questions of staff, there were none.

Jesse Hopkins, Nor-Son Architect for the proposed project. He stated that the project is pretty straight forward and meets the architectural standards with the exception of the north wall. The material on the North side is a Butler panel with a semi-concealed fastener with a factory painted finish. His understanding of architectural panels is there are two attributes, they are the finish and concealed fasteners. Butler describes them as a semi-concealed fastener because the color matched fasteners are in a rib, roughly two-three inch groove. Mr. Hopkins explained that Mr. Haglin is projecting phase two to take place by the fall of 2017. With the addition planned for a few years out using the less expensive panels on the wall would be prudent. He stated that the panels would not be re-used as they do not re-use well. Mr. Hopkins stated that even if the addition did not take place, he felt the shadow wall panels do meet the definition of architectural panels. The building has three fronts that meet the ordinance and only one wall that does not require architectural panels. Mr. Hopkins then expressed the difference between architectural and non-architectural panel. Chair Donnay asked about the east addition and the materials proposed. Mr. Hopkins stated that the east addition would follow suit with the front face being architectural panels.

Commissioner Ryan questioned the windows and how it is going to create articulation. Mr. Hopkins stated that the window trims/wraps are added as an overlay. Commissioner Handlos asked how far out the wraps project,

Mr. Hopkins indicated 10" over top and taper to 5" and 6" wide. CD Director Doty asked if the wraps have been used before, Mr. Hopkins indicated that they have not.

Chair Donnay stated that this is a nice project, the Commission agreed.

**MOTION** by Commission Handlos, seconded by Commissioner Ryan recommending City Council approve the exterior materials including shadow wall and window wraps for the proposed Avantech building as presented. Motion carried unanimously.

**OTHER BUSINESS**

None

**NEXT MEETING**

The next regular scheduled meeting is August 20, 2015 at 7:30 a.m.

**ADJOURNMENT**

**MOTION** by Commissioner Ryan, seconded by Commissioner Handlos to adjourn. Motion carried unanimously. The meeting adjourned at 7:50 a.m.

Approved by:

Submitted By:

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Chair Kevin Donnay

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Shanna Newman  
CD Administrative Assistant

## Architectural Review Commission Memo

February 18, 2016

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**Department Origination:** Community Development

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**Agenda Item:** Approve the use of fiber cement as an external building material for Cub Foods, 14133 Edgewood Drive.

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**Approval Required:** Simple Majority of Vote of the Commission

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### **BACKGROUND**

SEH has submitted an application for architectural review of exterior alterations to Cub Foods located at 14133 Edgewood Drive. The plan proposes several new materials including cultured natural stone, architectural precast cement and fiber cement paneling. The applicant is also keeping and re-painting existing precast concrete masonry units. The applicant is requesting approval of an alternative exterior fiber cement material that is not expressly listed as an allowed material in the architectural ordinance. The architectural ordinance allows other materials to be approved by the Architectural Commission and the City Council based on the following factors:

- 1) The color, shape, and texture of the proposed exterior materials meet the purpose and intent set forth in this title.
- 2) The character and exterior materials of the surrounding area.
- 3) Whether the proposed exterior material is appropriate, proportional, and not varied
- 4) The proposed exterior materials or architectural features are LEED compatible or is another innovative material from new technology.

Staff finds that the proposed alternative material meets the criteria for approval.

The architectural ordinance requires articulation incorporating visible changes in the façade through the use of wall plane projections, piers, columns, colonnades, arcades or similar architectural features for unbroken expanses of building facades that are 50 feet in length or greater. Staff has identified two expanses of the front façade that are over 50 feet in length and do not incorporate the required articulation; the applicant will be required to submit revised elevations showing compliance with this ordinance.

A complete review of the proposed design and materials as they relate to the architectural ordinance is included in the table below.

ARC Standard	Required	Proposed	Comments
<b>Exterior Materials</b>	See allowed C-1 and C-2 materials	Natural Stone	OK
		Architectural Precast Cement	OK
		Concrete Masonry Units (49%)	OK, max 50% allowed on front face and 100% allowed on side and rear faces
		Other materials- Fiber Cement	ARC/Council approval required
<b>Size/Mass</b>	Proportional	Comparable to adjacent buildings	OK
<b>Articulation - Front</b>	Max 50' Unbroken Expanse	Does not meet - over 50'	Must bring into compliance
<b>Articulation - N. Side</b>	Max 50' Unbroken Expanse	N/A	OK
<b>Articulation - S. Side</b>	Max 50' Unbroken Expanse	N/A	OK*
<b>Articulation - Rear</b>	Max 50' Unbroken Expanse	N/A	OK
<b>Accessory Structures</b>	Existing building coordinated color	Coordinated	OK
<b>Color</b>	Earth tone	Beige & Gray	OK
<b>Height/Roof Design</b>	Flat or 6:12+	Flat	OK

\*The south facing elevation does not currently face a street and therefore, does not require articulation. However, a planned future street project would create street frontage along the south façade of this building. The applicant may, by their own decision, choose to include articulation and less than 50 percent concrete masonry units on the south façade to be in compliance with the architectural ordinance after completion of the street project. If improvements are not included on the south façade at this time, it will become legally nonconforming after the planned future street project is completed.

### **FINANCIAL IMPLICATIONS**

There are no financial implications to the city with this application.

### **STAFF RECOMMENDATION**

Staff recommends approval of the fiber cement as an external building material for Cub Foods.

### **COMMISSION ACTION REQUESTED**

**MOTION** to approve the use of fiber cement as an external building material for Cub Foods located at 14133 Edgewood Drive.



**Cub**  
Baxter, MN





